

FOR LEASE – OFFICE SPACE

1331 Broad Ave, Ste. S, Findlay, OH 45840

1,400 Square Feet, \$1,050 /MO.



Conveniently located with direct access to I-75, this property offers excellent connectivity and visibility in the Findlay market. The versatile layout combines office, making it well-suited for a variety of business operations. With high traffic counts and easy access for employees, customers, and deliveries, this property provides a strategic location for businesses looking to establish or expand their presence in the area.

Property Highlights

- Direct Access to I-75
- Suitable for a Variety of Business Uses
- Convenient Location
- Flexible Layout
- Easy Access for Deliveries and Operations
- Abundant Parking

For More Information



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Offer Summary

Lease Rate: \$9/SF = \$1,050/MO

Service Type: NNN

Available Space: 1,400 SF

General & Building Information

Number of Stories: One to Two

Year Constructed: 1982

Condition: Good

Acreage: 3.7

Land Dimensions: N/A

County: Hancock

Zoning: I-1 Light Industrial

Parking Spaces: 200

Exterior Walls: Metal Frame/Block

Structural System: Metal Frame/Block

Roof: Metal

Floors: Concrete

Basement: Yes (Partial)

Restrooms: Yes (Shared)

Breakroom: Yes (Shared)

Heat: Forced Air

Air Conditioning: Yes

Elevator: No

Exterior Signage: Yes

Building Plans Available: Yes



Unit Information

Current Occupant: Vacant

Occupancy Date: Available Now

Sign on Property: Yes



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